MANCHESTER CITY COUNCIL
Planning
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PO Box 532 Town Hall
Manchester M60 2LA

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 1

Suffix:

Property Name:

Address Line 1: Cornish Close

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M22 0GJ

Description of site location must be completed if postcode is not known:

Easting (x): 382912

Northing (y): 385895

Description:

Applicant Details

Name/Company

Title

Mr

First name

Lekan

Surname

Kehinde

Company Name

Great Places Housing Group

Address

Address line 1

2A Derwent Avenue

Address line 2

West Didsbury

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M21 7QP

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Kevin

Surname

Ma

Company Name

TADW Architects

Address

Address line 1

6 St Petersgate

Address line 2

Address line 3

Town/City

Stockport

County

Country

United Kingdom

Postcode

SK1 1HD

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Conversion of building to provide 8 self contained flats (within use Class C2) with an auxiliary office for care providers, including external landscaping, external alterations, roof mounted solar panels, re-roofing and provision of new bin stores

Reference number

143615/FO/2025

Date of decision (date must be pre-application submission)

02/10/2025

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 3 - External Materials
Condition 12 - Solar PV panels to be bird proofed

Has the development already started?

- [x] Yes
- [ ] No

If Yes, please state when the development was started (date must be pre-application submission)

17/12/2025

Has the development been completed?

- [ ] Yes
- [x] No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 3 (External materials)
- Resubmission of Materials Schedule Rev A (dated 20 March 2026). Proposed roof tile specification updated to Plenum Concrete Roof Tile by Crest.

Condition 12
- BirdBlocker Datasheet by Van der Valk Solar Systems. The proposed product stops birds nesting under solar panels.
- Proposed PV Installation layout Rev A

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

⊘ Yes
◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

⊘ The agent
◯ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

◯ Yes
⊘ No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Kevin Ma

Date

20/03/2026

Amendments Summary

Resubmission of details for Condition 3 (condition was previously discharged as part of application reference CDN/25/1027). The approved Material Schedule dated 20 Oct 2025 is to be replaced with revised External Materials Schedule (Revision A) dated 20 March 2026 with amended roof tile specification.